

# Tewksbury Master Plan

## MAP 3 Land Use Concepts Plan

### LEGEND

-  Highways
  -  Streets
  -  Railroad
  -  Open Water
  -  Open Space and Public Use Areas
  -  Suburban Residential Areas
  -  Neighborhood Compatibility Areas
  -  Higher-Density Housing Areas
- Main Street Areas**
-  Gateway
  -  Shawsheen
  -  South Tewksbury
  -  Town Center
  -  Wamesit
- Office, Industrial and Mixed-Use Areas**
-  Light Industry
  -  Mixed-Use Development
  -  Office-Research
-  2000 0 2000 Feet



#### GOALS: NEIGHBORHOOD COMPATIBILITY AREAS

Predominantly residential, including townhouse and multi-family homes  
Generous buffers and setbacks  
Limited mix of office uses

#### GOALS: LIGHT INDUSTRIAL AREAS

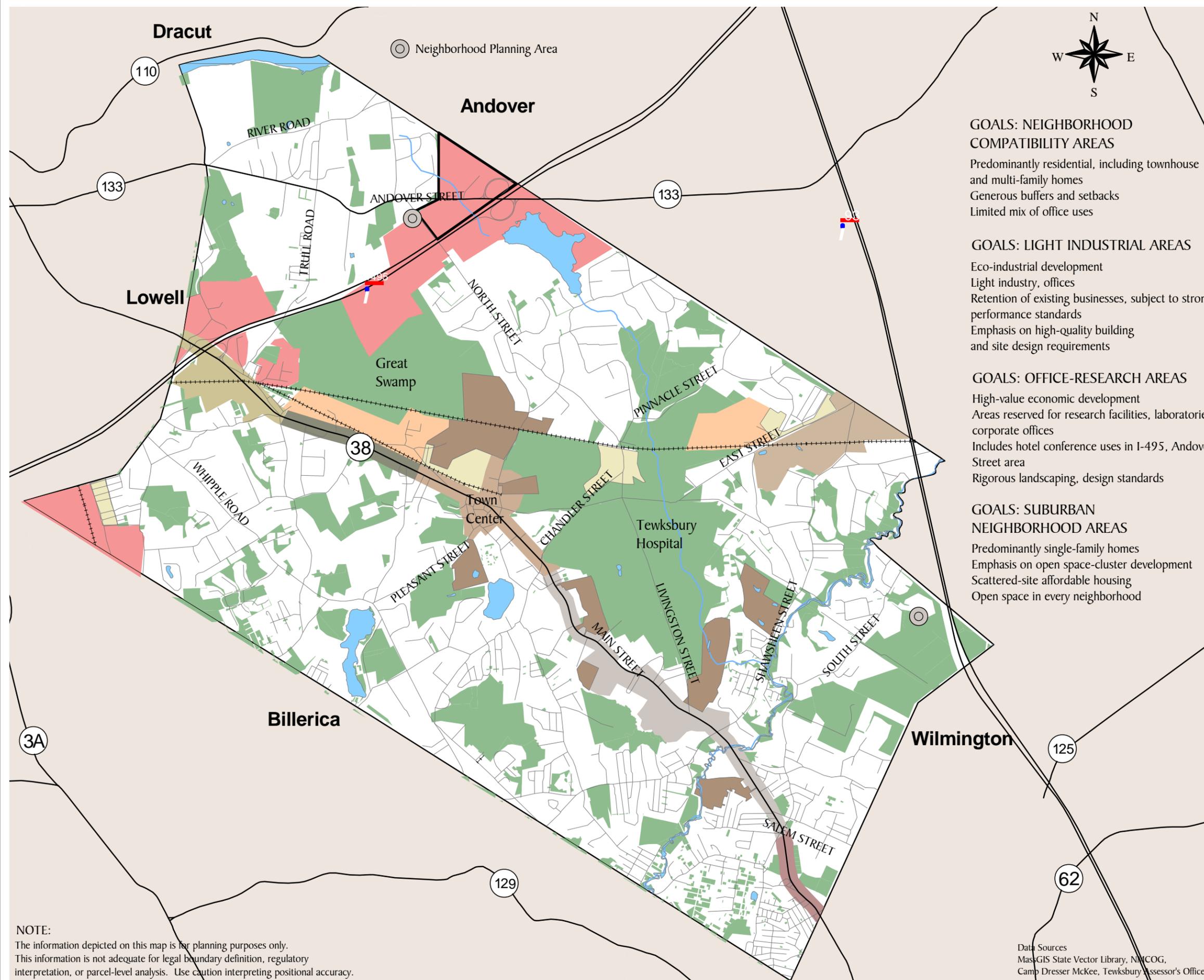
Eco-industrial development  
Light industry, offices  
Retention of existing businesses, subject to strong performance standards  
Emphasis on high-quality building and site design requirements

#### GOALS: OFFICE-RESEARCH AREAS

High-value economic development  
Areas reserved for research facilities, laboratories, corporate offices  
Includes hotel conference uses in I-495, Andover Street area  
Rigorous landscaping, design standards

#### GOALS: SUBURBAN NEIGHBORHOOD AREAS

Predominantly single-family homes  
Emphasis on open space-cluster development  
Scattered-site affordable housing  
Open space in every neighborhood



**NOTE:**  
The information depicted on this map is for planning purposes only.  
This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Data Sources  
MassGIS State Vector Library, Natick, MA  
Camp Dresser McKee, Tewksbury Assessor's Office

Community Opportunities Group, Inc  
Boston, Massachusetts  
Community Planning Solutions  
Andover, Massachusetts  
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